



VG-1443-2022-2204698

**Freestone
County
Renee Reynolds
Freestone County
Clerk**

Instrument Number: 2204698

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: November 10, 2022 02:50 PM

Number of Pages: 10

" Examined and Charged as Follows: "

Total Recording: \$8.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2204698
Receipt Number: 20221110000035
Recorded Date/Time: November 10, 2022 02:50 PM
User: Dawn M
Station: CCLERK02

Record and Return To:

TEXAS TRUSTEE & TITLE LLC
PO BOX 6449
HOT SPRINGS NATIONAL PARK AR 71902



STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Renee Reynolds
Freestone County Clerk
Freestone County, TX

Renee Reynolds

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: December 06, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 21, 2007 and recorded in Document VOLUME 01396, PAGE 401; REFILED IN VOLUME 01407, PAGE 00547; AS AFFECTED BY INSTRUMENT NO. 2202918 real property records of FREESTONE County, Texas, with RONALD D LEE AND KELLI R LEE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RONALD D LEE AND KELLI R LEE, securing the payment of the indebtednesses in the original principal amount of \$97,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LIMOSA, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LAND HOME FINANCIAL SERVICES, INC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LAND HOME FINANCIAL SERVICES, INC
3611 SOUTH HARBOR BLVD, SUITE 100
SANTA ANA, CA 92704

FILED FOR RECORD

At _____, o'clock _____ M

NOV 10 2022

RENEE REYNOLDS
Clerk County Court, Freestone County, Texas
By _____

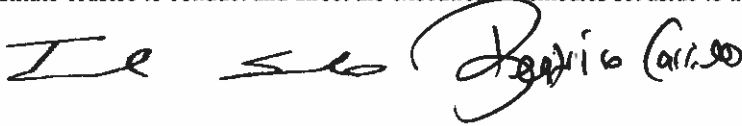


310 OLD AIRPORT ROAD
TEAGUE, TX 75860

0000009329129

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the FREESTONE County Clerk and caused to be posted at the FREESTONE County courthouse this notice of sale.

Declarants Name: _____

Date: _____

310 OLD AIRPORT ROAD
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FREESTONE

EXHIBIT "A"

LEGAL DESCRIPTION TO THE WEST ONE-HALF OF LOT THREE (3) OF THE JONES ADDITION TO THE CITY OF TEAGUE, FREESTONE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF FREESTONE COUNTY, TEXAS. THE JONES ADDITION RECORDED AS FILE #3299, PLAT FILE #38, B, PLAT RECORDS, THE ABOVE DESCRIBED BEING THE SAME LAND DESCRIBED IN A DEED FROM WILMER M. LEE, ET UX, TO DONALD W LEE ET UX, DATED JUNE 12, 1979, RECORDED IN VOLUME 532, PAGE 639, DEED RECORDS FREESTONE COUNTY, TEXAS. SAID 0.78 ACRE TRACT DESCRIBED TO WIT;

BEGINNING AT A 1/2" IRON ROD AND CAP MJR/RPS/1858, SET AT THE SOUTHWEST CORNER OF LOT FOUR, OWNED BY W.C. CARROLL, BEING THE NORTHWEST CORNER OF LOT THREE, ALSO BEING IN THE EAST RIGHT OF WAY OF FM ROAD 1367;

THENCE SOUTH 6 DEGREES WEST, 150.00 FEET ALONG THE EAST RIGHT OF WAY OF SAID FM ROAD 1367 TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF LOT THREE, BEING THE NORTHWEST CORNER OF LOT TWO OWNED BY EARL BEENE, A TELEPHONE RISER BOX BEARS NORTH 84 DEGREES 07 MINUTES 18 SECONDS WEST, 0.8 FEET;

THENCE SOUTH 84 DEGREES 07 MINUTES 18 SECONDS EAST, 227.78 FEET ALONG THE NORTH LINE OF LOT TWO (NOT FENCED) TO A 1/2" IRON ROD AND CAP SET FOR CORNER;

THENCE NORTH 6 DEGREES 31 MINUTES 42 SECONDS EAST, 150.0 FEET TO A 1/2" IRON ROD SET IN THE SOUTH FENCE LINE OF LOT FOUR (W.C. CARROLL'S LOT) FOR THE NORTHEAST CORNER;

THENCE NORTH 84 DEGREES 07 MINUTES 18 SECONDS WEST 229.2 FEET ALONG THE SOUTH LINE AND FENCE OF LOT FOUR TO THE POINT OF BEGINNING, CONTAINING 0.78 ACRE OF LAND, MORE OR LESS.

MORE COMMONLY KNOWN AS: ROUTE 1, BOX 115AA, TEAGUE, TEXAS 76860, KNOWN FOR 911 PURPOSES AS 310 OLD AIRPORT RD.

PARCEL NO. 24201

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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c/o LAND HOME FINANCIAL SERVICES, INC
3611 SOUTH HARBOR BLVD, SUITE 100
SANTA ANA, CA 92704



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

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